

GENERAL INFORMATION

Situated on an established development of similar properties on the periphery of Llanelli, this well-maintained semi-detached family home offers comfortable accommodation together with convenient access to a range of local amenities and transport links.

The property provides three bedrooms, a family bathroom, and kitchen with adjoining dining area, providing a practical space for everyday family living and entertaining.

Externally, the property benefits from a rear garden, together with a side driveway and carport, providing useful off-road parking.

The property is well positioned for access to Trostre Retail Park, local schools and Prince Philip Hospital, while the nearby main road network provides convenient connections towards the M4 motorway and surrounding areas.

Having been well maintained by the current homeowner, Clos Y Gelli offers an attractive opportunity for those seeking a well-presented three-bedroom home in a convenient Llanelli location

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

PORCH

LIVING ROOM

15'1" x 13'3" (4.62 x 4.04)

KITCHEN WITH DINING AREA

15'1" x 8'9" (4.62m x 2.67m)

FIRST FLOOR

LANDING

BEDROOM 1

9'9" x 8'7" (2.98m x 2.63m)

BEDROOM 2

8'9" x 8'7" (2.67m x 2.63m)



BEDROOM 3

6'7" x 6'6" (2.02m x 1.99m)

FAMILY BATHROOM

6'6" x 6'5" (1.99m x 1.97m)

EXTERNAL

PARKING

Drive and Car Port

COUNCIL TAX BAND = C

TENURE

Freehold

EPC = D

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Vodafone (DSL)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

